

*Brian Harkins  
Estate Agents*



***1 WOODBERRY HOUSE CASTLEHILL CRESCENT, KILMACOLM, PA13 4HY***

***FIXED PRICE £350,999***

***C/TAX BAND: E***

***3 BEDROOM APARTMENT***

***EPC BAND: B***

**\*HOME REPORT £385,000\***

An elegant three-bedroom upper villa apartment, situated within a prestigious modern development and featuring a private garden in the sought-after residential area of Kilmacolm. This property has been impeccably decorated and offers well-designed accommodation across three levels, presented in genuine move-in condition.

On the ground floor, a welcoming reception entrance vestibule includes a storage cupboard and a feature stairwell, complemented by timber-effect ceramic flooring throughout.

The first floor boasts a spacious dining hallway that leads into a substantial living room, which benefits from dual-aspect windows and Juliette balcony doors, providing ample natural light and creating an ideal setting for entertaining guests.

The breakfasting kitchen is open-plan, equipped with generous storage space in both floor and wall-mounted units, electric induction hob, double wall-mounted ovens, integrated appliances such as fridge freezer, dishwasher, and hot plate, as well as a large island featuring additional seating and drawer storage.

A stairwell leads to the mezzanine level, currently utilised as a formal lounge and home office area, but also suitable as a potential fourth bedroom.

The principal bedroom, located on the first floor, features an en-suite shower room and a large built-in cupboard. There are two further double bedrooms, each with dual windows and timber-effect ceramic flooring.

Extensive gardens to the front of the property are accessed via secure electric metal gates and provide ample parking space. Outdoor amenities include a timber pergola with roof and a selection of seating areas, an aluminium canopy to the side, a rear dining area surrounded by hedging, shrubs and planting for privacy and visual appeal, and access to a summer house.

Nearby amenities include a tennis club, golf course, local convenience stores, and coffee shops.

**Lounge / Kitchen**

*32'3" x 14'8" (9.85m x 4.48m)*



**Mezzanine/ Formal Lounge**

*25'3" x 19'2" (7.70m x 5.86m)*



**Bedroom 1**

*12'10" x 11'1" (3.92m x 3.38m)*



**Bedroom 2**

*15'9" x 15'1" (4.82 x 4.60)*



**Bedroom 3**

*14'10" x 13'4" (4.54 x 4.08)*



**En Suite**



**Bathroom**

**IMPORTANT NOTE TO PURCHASERS:**

**\*\*MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale\*\*

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 90                      | 90        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Scotland</b>                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  | 88                      | 88        |
| (81-91) B   |  |                         |           |
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